



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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TECHNICAL STAFF REPORT
Planning Board Meeting of January 17, 2013

Case No./Petitioner: SDP-10-056/Mangione Enterprises of Turf Valley, LP

Project Name: Turf Valley Resort, Wetland Mitigation Site (Redline Revision No. 2)

Request: This request is for approval of a redline revision to previously-approved site development plan SDP-10-056. The purpose of the redline revision is to add an entrance monument measuring 60 feet in height adjacent to the Marriottsville Road intersection with Resort Road for the Turf Valley Resort.

DPZ Staff Recommendation: *Approval.*

History: Site Development Plan SDP-10-056, for construction of the Turf Valley Resort Wetland Mitigation Site, was presented to the Planning Board at a public meeting on April 15, 2010 and approved. The Department of Planning and Zoning (DPZ) gave signature approval to the plan originals on May 1, 2012. A redline revision to add a 15' high entrance monument was approved by the DPZ, Development Engineering Division on September 19, 2012. The present redline revision to construct a 60' high entrance monument was submitted to the DPZ, Development Engineering Division on December 14, 2012 and approved on December 19, 2012 subject to Planning Board approval and other agency comments being addressed.

Location: The project is located southeast of and adjacent to the intersection of Marriottsville and Resort Roads and is within the area of the previously-approved 17.74-acre mitigation site. The portion of the site in which the revision is proposed is zoned PGCC (Planned Golf Course Community). (See the redline revision plan sheets attached.)

Vicinal Properties: The development in which the monument is proposed is bounded on the south by Turf Valley Professional Buildings, Parcel I (fallow and unimproved at this time) and on the west by Marriottsville Road, an intermediate arterial road. Resort Road, a major collector road, is located north of the development. Remaining land of Turf Valley Professional Buildings, Parcel K, consisting of an environmental open space parcel, is located east of the development.

Legal Notice: The subject property was properly posted with two official Planning Board notices with the date, time and place of the Planning Board meeting for 15 days prior to the meeting. A notice was placed at the Marriottsville Road intersection with Resort Road and at the Baltimore National Pike (US40) intersection with Turf Valley Road.

General Comments: 1. *Existing Conditions:* Monument construction is proposed in an unforested upland area at the extreme northern end of the mitigation project. The adjacent northern cell of the adjacent mitigation project is graded and stabilized but not yet planted due to recent weather conditions. The monument is not located in regulated wetlands, wetland buffers,

streams, stream buffers or 100-year floodplain, and no cemeteries or historic resources exist within the project limits.

2. *Site Improvements*: The redline revision proposes construction of a 60' high entrance monument to the Turf Valley Resort by augmenting the existing 15' high entrance monument previously approved.

3. *Environmentally Sensitive Areas*: The SDP proposes no impacts to wetlands, streams, wetland or stream buffers or the 100-year floodplain.

4. *Stormwater Management*: The SDP proposes no stormwater management since no additional impervious surfaces are proposed.

5. *Erosion and Sediment Control*: The SDP proposes erosion and sediment control measures designed in accordance with the latest Standards and Specifications for Soil Erosion and Sediment Control.

6. *Landscaping*: Landscaping of the monument construction portion of the SDP will be satisfied by alternative compliance due to the nature of the proposed project and adjacent land uses.

7. *Forest Conservation*: The SDP includes no forest conservation plan since the project is exempt from forest conservation requirements. The project is located in the PGCC District which is exempt since it is part of a planned unit development which had preliminary plan approval and 50% or more of the land was recorded and substantially developed before December 31, 1992.

8. *Coverage, Height, Setback and Parking Requirements*: Upon initial review of the redline revision by the DPZ, Division of Land Development it was determined that adjustments to the bulk regulations for height or setbacks may be required. Upon further review it was determined that the maximum height requirement of 120 feet for a commercial structure is met and that the 30-foot setback from the Resort Road right-of-way (a collector road) is also met by the proposal. The revisions proposed comply with all bulk regulations and criteria established by the FDP and Zoning Regulations.

Planning Board Criteria:

1. *The plan is consistent with the Howard County General Plan*: The redline revision to SDP-10-056 complies with criteria established by the Third Amendment to the Turf Valley Multi-Use Subdistrict FDP and the Howard County Zoning Regulations for the PGCC Zoning District. Since the Zoning Regulations have been established based on the Howard County General Plan and the SDP complies with applicable regulations, the SDP is consistent with the General Plan.

2. *The plan results in an appropriate arrangement of land uses within the district*: The project proposed by the redline revision is located in Development Area "S" as depicted on the

Third Amendment to the Turf Valley Multi-Use Subdistrict FDP, an area projected for "Golf and/or Open Space". Construction of the entrance monument is permitted as a matter of right since it is considered accessory to the commercial Turf Valley Resort operation.

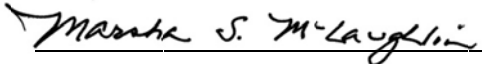
3. *The plan ensures that existing dwelling units will be buffered from the proposed development:* No existing dwelling units are located immediately adjacent to the proposed project. Due to the height of the proposed structure however, it is important to consider what impacts the project may have on nearby communities. An existing residential development, Albeth Heights, is located north of and across Marriottsville Road from the proposed entrance monument. The nearest homes to the monument are 630 feet away and a stand of deciduous forest approximately 300 feet wide provides a visual buffer. For comparison, the cupola of the Turf Valley, Lorien Nursing Home and Assisted Living Facility (SDP-07-084, approved by the Planning Board March 27, 2008), located directly across Marriottsville Road from Albeth Heights, is 400 feet away from the nearest home and the deciduous forest buffer is only 85 feet wide. Additionally, the Lorien cupola is higher in elevation at 519 feet; the entrance monument elevation is 509 feet. The significant forest buffer, lower elevation relative to the previously-approved Lorien cupola, and overall distance will ensure that the existing homes in Albeth Heights are buffered from the proposal.

4. *The roads serving the PGCC District will be adequate, as determined by the capacity and mitigation standards of the Adequate Public Facilities Ordinance:* The project is exempt from the testing requirement for adequate road facilities since it is an SDP that does not generate additional traffic.

5. *Necessary water and sewer facilities are available to serve the proposed development:* Water and sewer facilities are unneeded for the proposed development since no habitable structures are proposed.

SRC Action: The DPZ, Development Engineering Division by letter dated December 19, 2012 notified the petitioner that the redline revision to SDP-10-056 to augment the existing entrance feature may be approved, subject to Planning Board approval.

Recommendation: The Department of Planning and Zoning recommends approval of the redline revision to Site Development Plan SDP-10-056.


Marsha S. McLaughlin, Director
Department of Planning and Zoning

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Date

The file for this project is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.